

May 26, 2009

Chairman Protem Blake called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, May 26th, 2009 at 7:32 p.m. Roll call showed other Board members in attendance to include: Robert Himes, Mark Mabelitini, Joe Bagi, and Rodney Kidwell. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Absences

Mr. Bagi **moved to excuse Mr. David Watkins and Ms. Lauryn Bayliff from the meeting**, seconded by Mr. Mabelitini. **Motion carried.** Ayes: Bagi, Mabelitini, Himes, Kidwell, and Blake. Nays: None.

Citizens signing the register: Jennifer Slanker. Keith Long did not sign the register but was present.

Election of Officers

The floor was open for nominations for Chairman. Mr. Himes **moved to nominate Mr. Joe Bagi as Board Chairman**, seconded by Kidwell. There were no further nominations and the floor was closed for nominations. **Motion carried.** Ayes: Himes, Kidwell, Blake, and Mabelitini. Nays: None. Mr. Bagi abstained from the vote.

The floor was open for nominations for Vice Chairman. Mr. Kidwell **moved to nominate Mr. Mark Mabelitini for Board Vice Chairman**, seconded by Mr. Blake. There were no further nominations and the floor was closed for nominations. **Motion carried.** Ayes: Kidwell, Blake, Himes, and Bagi. Nays: None. Mr. Mabelitini abstained from the vote.

Minutes

Chairman Bagi asked for discussion. There being none, Mr. Himes **moved to approve the April 28, 2009 meeting minutes as written**, seconded by Mr. Mr. Blake. **Motion carried.** Ayes: Himes, Blake, Bagi, and Kidwell. Nays: None. Mr. Mabelitini abstained from the vote.

Mr. Mabelitini **moved to approve the May 6, 2009 meeting minutes as written**, seconded by Mr. Himes. **Motion carried.** Ayes: Mabelitini, Himes, and Bagi. Nays: None. Mr. Kidwell and Mr. Blake abstained from the vote.

Citizens Comments Not on the Agenda

There were none.

New Business

Keith Long - 120 E. Main Street, Tipp City, OH - Lot: Pt. IL 24 - The applicant requests an approved Certificate of Appropriateness for the following items:

1. Replacement of the upstairs exterior door
2. Repainting of the exterior staircase

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3. Removal of the exterior (wall-mounted) air conditioner unit and replacement with glass block windows
4. Restoration of the existing projecting sign

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Zoning Code Section(s): §154.052

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the following items:

1. Replacement of the upstairs exterior door
2. Repainting of the exterior staircase (same color proposed – C.A. not required)
3. Removal of the exterior (wall-mounted) air conditioner unit and replacement with glass block windows
4. Restoration of the existing projecting sign (maintenance and repair does not require C.A.)

Replacement of Upstairs Door

Mr. Spring noted that the applicant requested a Certificate of Appropriateness to replace the existing upstairs exterior door. The door leads to the residential apartment on the second floor and faces east. The applicant had indicated that the existing storm door would remain. The applicant had provided a photograph of the proposed fiberglass door which has a foam core and a walnut finish.

Mr. Spring provided an excerpt from the Guidelines Booklet for door replacement for the Board Members in their staff reports for their review.

Repainting of the exterior staircase

Mr. Spring also noted that the applicant had indicated that he would be repainting the exterior staircase (leading to the residential apartment). The applicant had proposed the same (gray) color. Repainting an exterior surface the same existing color does not require a Certificate of Appropriateness. Per the guidelines booklet (p. 22):

A Certificate of Appropriateness is not required to repaint existing painted surfaces with the same color.

Removal of the air conditioner unit and replacement with glass block windows

Mr. Spring stated that the applicant requested a Certificate of Appropriateness for the removal of an existing non-functional wall-mounted air conditioning unit. This unit was located directly underneath the exterior staircase on the eastern facing wall of the structure. Removal of this type of structure was not directly addressed in the Guidelines booklet. The Secretary of the Interior's Standards for Rehabilitation state:

Contemporary alterations should be compatible with the original. Contemporary design for alterations and additions to existing properties should not be

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discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

Alterations should not permanently change the original. Whenever possible new additions or alterations to structures should be done in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the structure would be unimpaired.

If the Board approved the removal of the existing air conditioning unit, the applicant further requested a Certificate of Appropriateness to install glass block windows in the opening left by the air conditioners removal. The applicant had proposed Hy-Lite Acrylic Block Windows for the replacement. A pamphlet describing the windows is included as attachment "B" of this packet.

Mr. Spring stated that as with the removal of the air conditioner unit, the Guidelines booklet was silent on this type of exterior modification. The Secretary of the Interior's Standards for Rehabilitation state:

Contemporary alterations should be compatible with the original. Contemporary design for alterations and additions to existing properties should not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment.

Alterations should not permanently change the original. Whenever possible new additions or alterations to structures should be done in such a manner that if such additions or alterations were removed in the future, the essential form and integrity of the structure would be unimpaired.

Restoration of the existing projecting sign

Mr. Spring noted that the applicant had also proposed the repainting and renovation of the existing projecting "Sam and Ethel's Restaurant" sign. This proposed maintenance and renovation would require the sign to be temporarily removed, but would not include any alterations to the original sign or its position on the building. Per the Guidelines booklet and the Tipp City Sign Code, the proposed action on this sign does not require any specific action from the restoration Board. The Guidelines booklet indicates:

Several existing signs have been declared as historic features and are not considered part of the signage allocated to a business. These include the large "Battle Ax" wall mural at the southeast corner of Second and Main; the "Gem

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City Ice Cream" mural at the northwest corner of Second and Main; the "Sam & Ethel's" neon sign on Main; the "Rexall Drug" sign framework facing East Main; and the "Tipp Roller Mills" wall letters on the mill near the canal lock.

Code §154.109(E) also states:

Historical Significance Signs

Any nonconforming sign that is determined by the Restoration and Architectural Board of Review to be historically significant in its context or to the community as a whole may be maintained in its historic form and shall not be subject to the removal provisions of sub-sections (1) and (2) of this section.

Mr. Keith Long, 6650 Tipp Canal Road was present.

Board Members found the following: Existing interior door was hollow core and not efficient for an outside door; not in a position to purchase another door other than the one proposed but applicant was willing to paint the walnut door white; the general consensus was that the wood grain would be okay; requested glass block in place of air conditioner hole to allow for natural light; Board Members agreed that a casement window would be more to the era than glass block; Board Members reviewed the Guidelines excerpt regarding windows p.12.

Board Members amended the application to remove the request for glass block from the Certificate of Appropriateness.

Chairman Bagi asked for further discussion. There being none, Mr. Blake **moved to approve the application as amended to include the replacement of the upstairs exterior door; restoration of the existing "Sam and Ethel's Restaurant" projecting sign; removal of the exterior (wall-mounted) air conditioner unit and replacement with a single sash, double pane vinyl clad window in lieu of glass block as originally requested, frosted or clear glass was at the applicant's discretion**, seconded by Mr. Mabelitini. **Motion carried.** Ayes: Blake, Mabelitini, Kidwell, Himes, and Bagi. Nays: None.

Old Business

There was none.

Miscellaneous

Quick Reference Guide

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Mr. Spring asked Board Members if they had comments regarding the modified Quick Reference Guide tri-fold. Board Members concurred that the proposed tri-fold was sufficient.

Vice Chairman Mabelitini commented that the progress on 127 E. Main Street looked very nice.

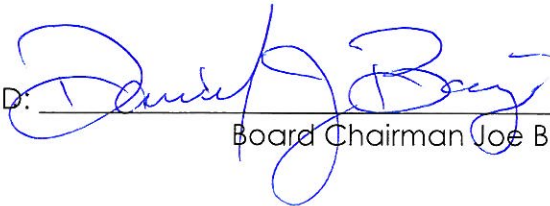
Board Members inquired about the Kilpatrick building. Mr. Spring stated that he had received no news regarding the building.

Board Members also inquired about the mural. Mr. Spring stated that the application was rescinded by this Board and that is where it stood at this point.

Adjournment

Chairman Bagi asked for further discussion or comments. There being none, Mr. Himes **moved for adjournment**, seconded by Mr. Kidwell and unanimously approved. Meeting adjourned at 7:59 p.m.

APPROVED: _____



Board Chairman Joe Bagi

ATTEST: _____



Mrs. Kimberly Patterson - Board Secretary

